

FACTSHEET

TITLE: **SPECIAL PERMIT NO. 2029, S.W. 1st Street Apartments Community Unit Plan**, requested by Brian D. Carstens and Associates on behalf of Doug Schmidt and the owner, Michael Thomalla, consisting of 30 dwelling units, on property generally located at West "A" Street and S.W. 1st Street.

STAFF RECOMMENDATION: Conditional approval.

ASSOCIATED REQUEST: Conservation Easement Agreement (03R-298).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 07/23/03
Administrative Action: 07/23/03

RECOMMENDATION: Conditional Approval, with amendments (6-0: Larson, Bills-Strand, Taylor, Marvin, Carlson and Schwinn voting 'yes'; Duvall, Krieser and Steward absent).

FINDINGS OF FACT:

1. This is a proposal for a community unit plan within an existing R-4 Residential zoning district, containing one two-story multiple family structure with 30 dwellings units. The maximum number of dwelling units allowed on the site is 33. The applicant has not requested any waivers.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.4, concluding that the community unit plan generally conforms to the zoning ordinance and design standards. However, several revisions are necessary to bring the proposal into full compliance (the conditions of approval are found on p.5-7).
3. At the public hearing on July 23, 2003, the staff added Conditions #1.3 and #1.4, which require a conservation easement and a Section 404 permit, if required.
4. The applicant's testimony is found on p.8, wherein the applicant requested to delete Condition #1.1.8, which requires that the building be relocated to be at least 300' from an industrial use south of West "A" Street. The applicant contended that this is not a standard requirement, and that it would require reconfiguration of the site, putting the building lower and closer to the neighborhood. The staff acknowledged that this condition is not an ordinance requirement; however, it has been requested by the Health Department (See Minutes, p.8-9).
5. There was no testimony in opposition.
6. Commissioner Carlson raised the floodplain issue, suggesting that the proposal runs counter to the building principles of the Comprehensive Plan. The Director of Planning acknowledged that the Floodplain Task Force report has been completed; however, new floodplain policies and regulations have not yet been adopted and could not be enforced upon this development at this time (See Minutes, p.9). The applicant added that excavating for a storage area would remove the grove of trees on this site that they would like to preserve.
7. On July 23, 2003, the Planning Commission agreed with the staff recommendation of conditional approval, as revised to include Conditions #1.3 and #1.4, with amendment deleting Condition #1.1.8 as requested by the applicant.
8. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda have been satisfied and the revised site plan is attached (p.13-14).
9. The associated conservation easement required by Condition #1.3 is also being introduced on October 20, 2003, as Bill No. 03R-298.

FACTSHEET PREPARED BY: Jean L. Walker

REVIEWED BY:

REFERENCE NUMBER: FS\CC\2003\SP.2029

DATE: October 13, 2003

DATE: October 13, 2003

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 6, 2003 PLANNING COMMISSION MEETING

****As Revised by Planning Commission: 7/23/03****

P.A.S.: Special Permit #2029
SW 1st Street Apartments CUP

PROPOSAL: A Community Unit Plan for one two-story multiple-family building which consists of 30 dwelling units, located on one lot.

LOCATION: West A Street and SW 1st Street

LAND AREA: 3.03 acres, more or less.

CONCLUSION: This community unit plan generally conforms to the zoning ordinance and design standards. However, several revisions are necessary to bring this proposal into full compliance.

RECOMMENDATION:	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The remaining portion of Lot 1, Fairway Addition, located in the SE 1/4 of 27-10-6, Lancaster County, Nebraska.

EXISTING ZONING: R-4 Residential

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North:	Vacant	R-4 Residential
South:	Vacant	I-1 industrial
East:	Single- and two-family dwellings	R-4 Residential
West:	Wilderness Park Trail, Salt Creek	R-4 Residential

HISTORY:

May 1979 The zoning update changed the zoning designation of this property from B Two-Family Dwelling to R-4 Residential.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Future Land Use Plan shows this area as Urban Residential. (F 25)

Urban Residential: Multi-family and single-family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre. (F 27)

This project is located within the Top Priority Area. (F 27)

Top Priority Area: Areas generally within the city limits at the beginning of the planning period. There are still significant infrastructure needs within the existing city and areas currently under development. (F 29)

UTILITIES: Sewer and water are available in West A Street.

TOPOGRAPHY: The site slopes downward approximately 10' from southeast to northwest.

TRAFFIC ANALYSIS:

The 2025 Comprehensive Plan identifies West A Street as a Minor Arterial and SW 1st Street as a Local Street, both now and in the future. (E 49, F 103)

Minor Arterial: This functional class serves trips of moderate length and offers a lower level of mobility than principal arterials. This class interconnects with, and augments principal arterials, distributes traffic to smaller areas, and contains streets that place some emphasis on land access. (F 103)

Local Streets: These are composed of all lower order facilities that essentially serve as a conduit between abutting properties and higher order streets. Local streets provide the lowest level of mobility and generally exhibit the lowest traffic volumes.

ENVIRONMENTAL CONCERNS:

This entire site is located within the 100-year floodplain that serves as storage area for the floodwaters of Salt Creek. At such time as building permits are sought, all applicable flood plain regulations must be complied with. There is also a large tree mass located along the northern portion of this site. To ensure that this habitat along Salt Creek is not removed by future development or during construction, a conservation easement should be obtained for the remaining tree mass.

The Lower Platte South Natural Resources District has stated the size of land disturbance will require an NPDES permit from their office. They have also expressed the importance of limiting the amount of area of required fill within the floodplain. They have indicated potential on-site practices to offset the impacts of such fill would be welcomed.

Directly south across West A Street from this property is an I-1 Industrial district, portions of which are not currently developed. Based on the site plan for this property and the required front yard for the I-1 district, it appears the apartment building could be located approximately 125' from any business in the I-1 district. The Lincoln-Lancaster County Health Department advocates against locating residential population adjacent to industrial zoning due to potential exposure to hazardous chemicals and materials. Lincoln-Lancaster County Health Department recommends a 300' buffer between residential populations and industrial zoning. In addition, Lincoln-Lancaster County Health Department notes there is a rail line approximately 385' from the proposed apartment building and that trains are known to carry such materials in large quantities. They are concerned with the potential for hazardous material incidents involving trains with residential populations in close proximity.

Lincoln-Lancaster County Health Department also raises a concern over noise levels adjacent to industrial zoning. LMC §8.24 Noise Control Ordinance does address noise pollution by regulating source sound levels based upon the land use category or zoning of the receiving property. However, Lincoln-Lancaster County Health Department notes they have significant case history involving residential uses and abutting industrial uses in which the industrial source does comply with noise ordinances, but the residents in the area still perceive the noise pollution as a nuisance.

ANALYSIS:

1. This is a proposal for a Community Unit Plan within an existing R-4 Residential zoning district. This CUP will contain one two-story multiple-family structure with 30 dwelling units. The maximum number of dwelling units allowed on this site is 33.
2. This entire site is located within the 100-year floodplain. At such time as building permits are sought, all applicable flood plain regulations must be complied with.
3. This CUP is located on one lot, which is a corner lot. Pursuant to LMC §27.03.680, there shall only be one required side yard on a corner lot. The site plan shows two side yards, and must be revised to comply with this provision since a waiver was not requested.
4. City of Lincoln Design Standards ch. 3.35 Design Standards for Community Unit Plans §1.2 provides:
Attached dwelling units, three or more, at the outer limits of the community unit plan should not exceed six units in a single row and 140 feet in length unless the adjacent area is open space in another community unit plan or is similar in character to the proposal.

The only building within this CUP sits parallel to SW 1st Street, along the outer limits of the CUP. It appears that there are 8 units along each side, and the building measures 256' in length. The adjacent area across SW 1st Street is not located within another CUP, and consists of single- and two-family dwellings. The site plan must be revised to conform with the Design Standards.

5. City of Lincoln Design Standards ch. 3.35 Design Standards for Community Unit Plans §1.4 provides:
Adequate and appropriate recreational facilities shall be provided in the common open areas to serve the needs of the development and the anticipated occupants to fulfill the needs of occupants whether they are young, elderly, handicapped, etc.

The submitted plans do not provide any recreation space, and must be revised. Revisions must comply with City of Lincoln Design Standards ch. 3.55 Design Standards for Recreational Facilities.

6. Additional changes to the plan drawings have been requested, and are listed in the conditions of approval.
7. Attached are comments from the Parks and Recreation, Public Works & Utilities, and Lincoln-Lancaster County Health Departments, Lincoln Fire Department, and the Lower Platte South Natural Resources District

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.1 Revise the site plan as follows:
 - 1.1.1 Add a note stating that the entire site is located within the 100-year floodplain, and all applicable floodplain regulations will be complied with at the time of building permits.
 - 1.1.2 Show only 1 side yard within the lot, and revise the setbacks accordingly.
 - 1.1.3 Revise the Parking Data to indicate 76 parking stalls are shown.
 - 1.1.4 Revise the building design and layout to comply with City of Lincoln Design Standards ch. 3.35 Design Standards for Community Unit Plans §1.2.
 - 1.1.5 Add a recreational area that complies with City of Lincoln Design Standards ch. 3.35 Design Standards for Community Unit Plans §1.4.
 - 1.1.6 Add the LES easement requested by the July 7, 2003 LES review. The easement drawing may be viewed at the Planning Department.
 - 1.1.7 Add fire hydrant locations for the approval of the Lincoln Fire Department.
 - ~~1.1.8 Relocate the building to be at least 300' from an industrial use south of West A Street. (**Per Planning Commission, at the request of the applicant, 7/23/03**)~~
 - 1.2 Revise the landscape plan as follows:
 - 1.2.1 Spring Snow Crabapple is susceptible to scab and fireblight. Please substitute with Professor Sprenger Crabapple, Sugar Tyme Crabapple, or Donald Wyman Crabapple.
 - 1.2.2 Revise street tree spacing to comply with city standards. This includes parking areas and internal roads of the development.
 - 1.2.3 Add parking lot screening that complies with design standards. Alternatively, a note may be added stating that parking lot screening will be submitted for approval with building permits.

- 1.2.4 Supply additional screening as required by City of Lincoln Design Standards ch. 3.50 Design Standards for Screening and Landscaping §7.3. The Landscape Schedule does not match the number of Colorado Spruce and Colorado Blue Spruce trees shown on the plan. If trees were increased on the plan to match the number in the schedule, adequate screening would be provided.

1.3 Provide a conservation easement for the protection of the existing trees in the northern portion of the site. (**As revised by staff and recommended by Planning Commission: 7/23/03**)

1.4 Receive a Section 404 permit from the Army Corps of Engineers or a letter stating that a Section 404 permit is not required. (**As revised by staff and recommended by Planning Commission: 7/23/03**)

2. This approval permits 30 dwelling units.

General:

3. Before receiving building permits:

3.1 The permittee shall have submitted a revised and reproducible final plan including 5 copies and the plans are acceptable.

3.2 The construction plans shall comply with the approved plans.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.

4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.

4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk

shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

Greg Czaplewski
Planner

Date: July 10, 2003

Applicant:

Doug Schmidt
5005 Bluff Road
Lincoln, NE 68514
325.8868

Owner:

Michael Thomalla
7100 South 29th Street
Lincoln, NE 68516
434.3600

Contact:

Brian D. Carstens & Associates
Brian Carstens
601 Old Cheney Road, Suite C
Lincoln, NE 68512
434.2424

SPECIAL PERMIT NO. 2029, S.W. 1ST APARTMENTS COMMUNITY UNIT PLAN

PUBLIC HEARING BEFORE PLANNING COMMISSION:

July 23, 2003

Members present: Larson, Bills-Strand, Taylor, Marvin, Carlson and Schwinn; Duvall, Krieser and Steward absent.

Staff recommendation: Conditional approval.

Ex Parte Communications: None

Greg Czaplewski of Planning staff submitted proposed additional conditions of approval:

- 1.3 Provide a conservation easement for the protection of the existing trees in the northern portion of the site.
- 1.4 Receive a Section 404 permit from the Army Corps of Engineers or a letter stating that a Section 404 permit is not required.

Both of these amendments have been presented to the applicant.

Proponents

1. Brian Carstens appeared on behalf of the applicant. This is a community unit plan for 30 dwelling units in a two-story building on S.W. 1st and West "A". There is a large tree mass to the north which is being preserved except for some parking area. They are basically reshaping the ground for the parking lot so there will be no fill brought in. Carstens agreed with the staff conditions and the additional conditions submitted today. The building will be broken into two separate buildings.

Carstens requested that Condition #1.1.8 be deleted, which requires that the building be relocated to be at least 300' from an industrial use south of West A Street. Carstens acknowledged that the property to the south is zoned I-1; however, he is not aware of anything in the ordinance that requires the 300' distance. He believes it is a requirement desired by the Health Department. If this 300' distance is required, it will require them to reconfigure the site, putting the building lower and closer to the neighborhood.

Carlson inquired whether there is any additional flood storage engineering going on at this site, i.e. compensatory cut and fill. Carstens advised that they have received a floodplain fill permit to fill the building pad. Building & Safety did not require a 404 permit at that time. They have not started the fill so they will get that worked out ahead of time. Carstens believes they would have to dig a detention cell. There is 4' of fill on the south end and 6' to 7' on the north end. They are not adding any fill for the parking lot.

There was no testimony in opposition.

Carlson referred to page F79 of the Comprehensive Plan, which states that, "Subject to the findings of the Mayor's Floodplain Task Force and the assumptions used in crafting this Plan, future urban development will be outside of the floodplain and floodway. This helps new development avoid potential flood risks and preserves the important functions of the floodplain." Carlson noted that this entire parcel is located in the floodplain, so he believes this proposal runs counter to the building principles of the Comprehensive Plan. The Floodplain Task Force findings have been released to the public.

Marvin Krout, Director of Planning, acknowledged that to be a goal in the Comprehensive Plan. The Task Force report is completed. Copies have not been provided to Planning Commission, but a briefing on the Task Force recommendations has been scheduled for 12:00 Noon on August 20th. The report does recommend that in areas that are considered developed areas (as in this area), filling would be permitted but subject to some new stricter requirements about compensatory storage and no loss of conveyance, and that the effect of the fill can only have a more limited effect on other property upstream or downstream. Nicole Fleck-Tooze of Public Works was contacted about this special permit and whether it would be appropriate to make those requirements. It is a small tract and it will be difficult in these developed floodplain areas to provide compensatory storage and still reclaim some of the land. It may take some joint efforts or public efforts to better accomplish that than to require each developer to do it themselves. This tract does have parking in the lower area so Krout believes the developer has been somewhat sensitive in terms of location for the pad for the building and the parking. In summary, Krout stated that staff did ask the question, and it didn't seem appropriate in this particular case. The policy issue and any changes to the ordinance have yet to come to the Planning Commission and the City Council.

Carlson understands where we are today and he respects that. But he did want to take this opportunity to at least publicly point that out and offer his encouragement to make those findings public and furthering the public debate and the public bodies to craft the ordinance.

With regard to the applicant's request to delete Condition #1.1.8, Czapslewski stated that it would be the Planning staff recommendation to retain that condition. It was put in at the request of Health Dept. Czapslewski agreed there is no current industrial use south of this property but it is zoned industrial and there is potential for an industrial use. As an alternative, Czapslewski offered a two-week deferral to get more information from the Health Department or arrange for them to attend the next meeting.

Marvin inquired as to whether this property has been under water in the last 30-40-50 years. Buff Baker of Public Works stated that his best guess would be 1953. Nicole Fleck-Tooze of Public Works offered that this area is part of what is included in the Salt Creek levy system so it has not seen a 100-year flood event.

Response by the Applicant

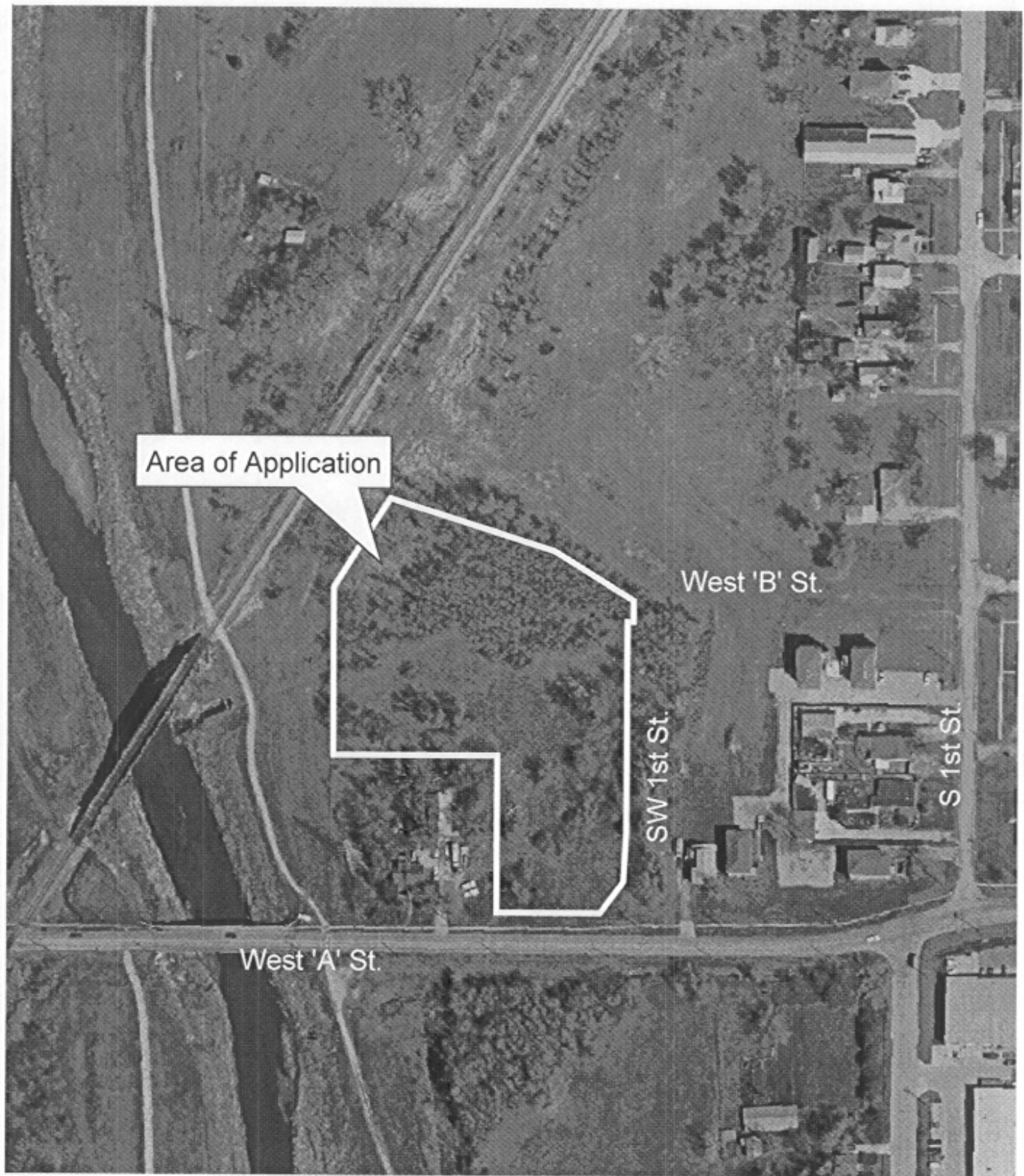
Carstens pointed out that the developer will be granting a conservation easement on the northern portion of the creek. They could pull the trees out and dig a hole, but he thinks the trees would be preferable. He reiterated his request to delete Condition #1.1.8.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

July 23, 2003

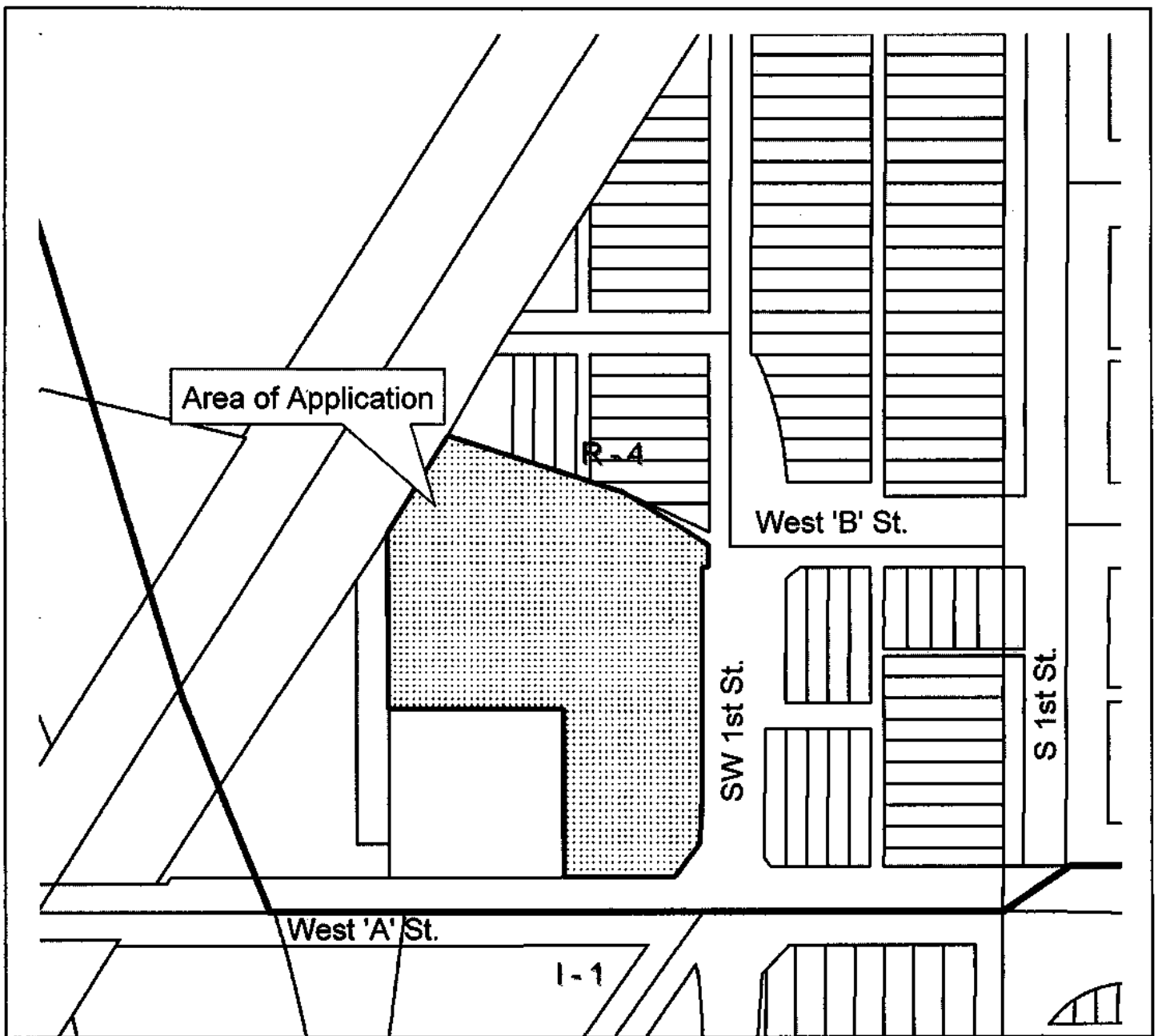
Taylor moved to defer two weeks. Motion failed for lack of a second.

Bills-Strand moved approval, with conditions, adding Condition #1.3 and #1.4 as requested by staff, and deleting Condition #1.1.8, as requested by the applicant, seconded by Larson and carried 6-0: Larson, Bills-Strand, Taylor, Marvin, Carlson and Schwinn voting 'yes'; Duvall, Krieser and Steward absent.



Special Permit #2029
West 'A' St. & SW 1st St.
CUP SW 1st Apartments



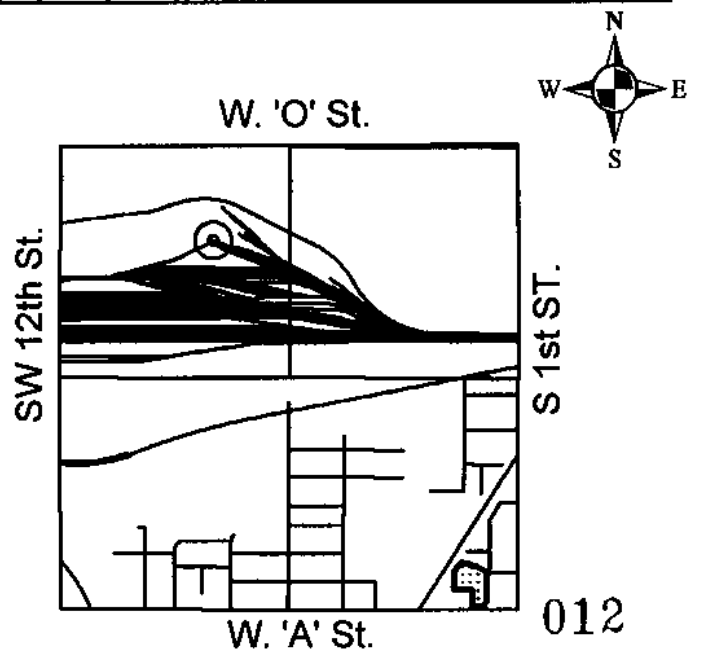
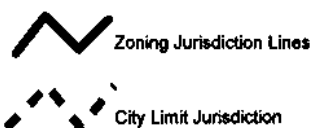


Special Permit #2029 **West 'A' St. & SW 1st St.** **CUP SW 1st Apartments**

Zoning:

One Square Mile
Sec. 27 T10N R6E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



AUG 19 2003

DAVID C. WILLIAMS, ESQ.
PLANNING DEPARTMENT

S.W. 1ST STREET

W. B. S.

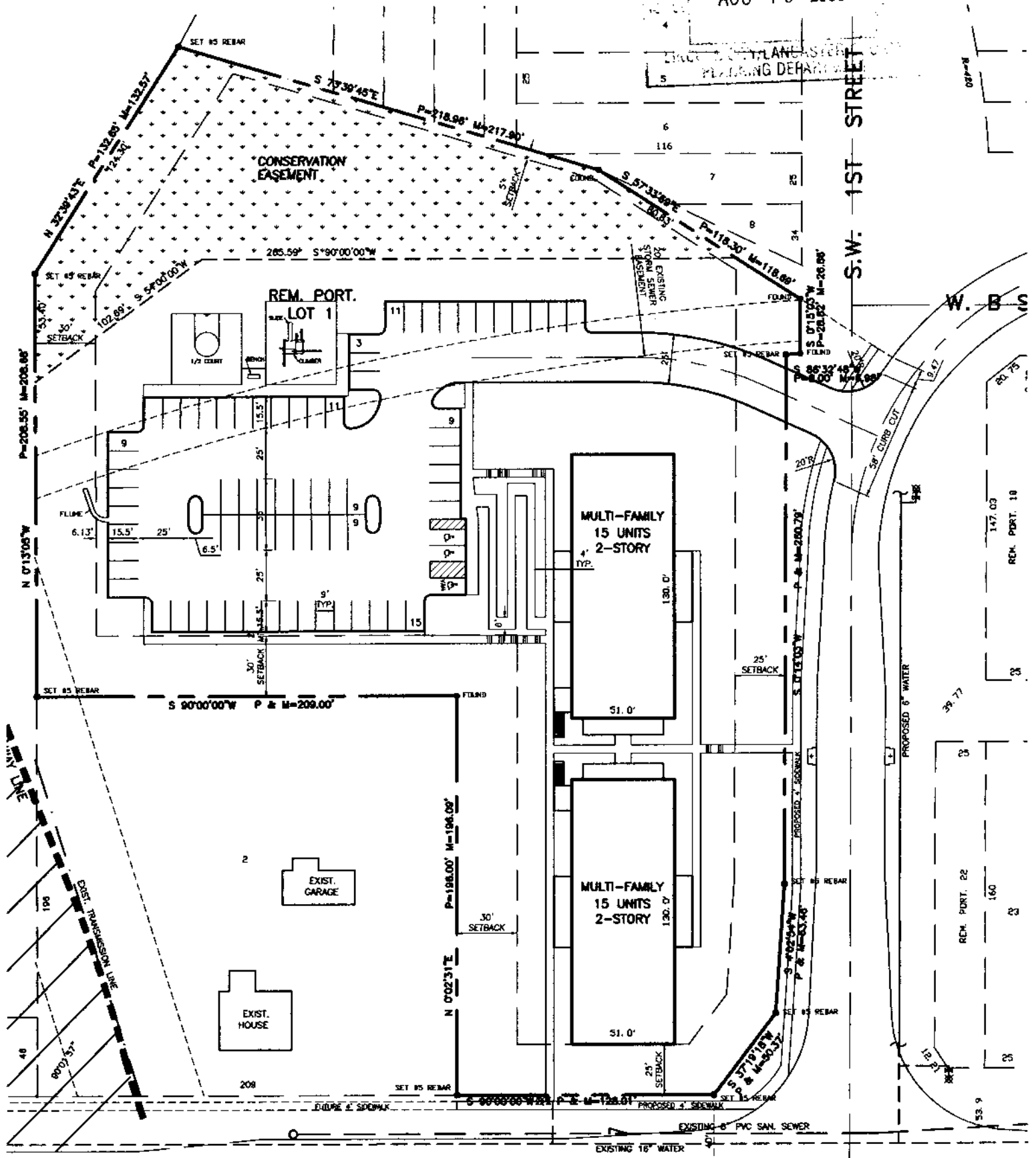
REM. PORT. 10

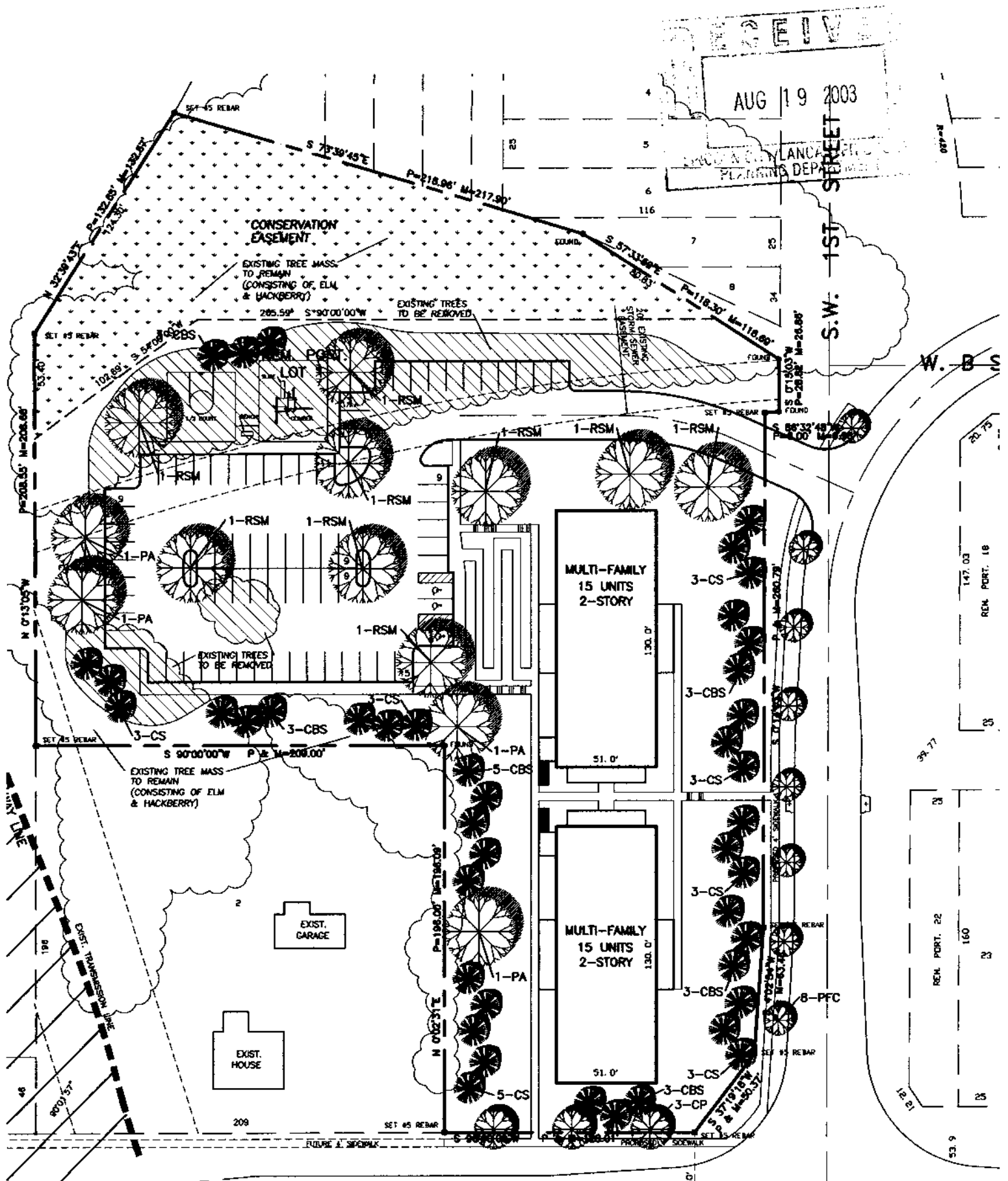
REM. PORT. 22

REM. PORT. 23

W. A. ST.

013



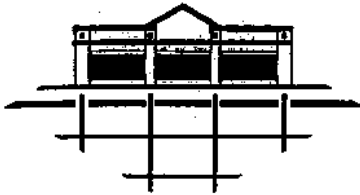


AUG 19 2003

LANCASTER
PLANNING DEPARTMENT

1ST STREET
S.W.

W. A ST.



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

June 26, 2003

Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: S.W. 1st STREET APARTMENTS
COMMUNITY UNIT PLAN/ SPECIAL PERMIT

Dear Marvin,

On behalf of Doug Schmidt., we are submitting the above mentioned special permit / community unit plan. The property is located at the northwest corner of S.W. 1st Street and West 'A' Street. The special permit / community unit plan contains 3.03 acres.

This project includes one lot with a two-story multi-family building which consists of 30 dwelling units.

No waivers to the zoning ordinance are requested at this time.

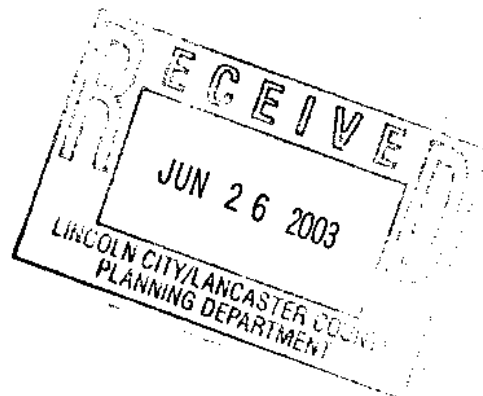
Please feel free to contact me if you have any further questions.

Sincerely,

Brian D. Carstens

CC: Michael Thomalla
Doug Schmidt

ENCLOSURES: 24 copies of sheet 1 of 3
8 copies of sheets 2 & 3 of 3
Application for a Special Permit
Application fee of \$795.00
Certificate of ownership
8-1/2" x 11" reduction



Memo



To: Greg Czaplewski, Planning Department

From: Mark Canney, Parks & Recreation

Date: July 1, 2003

Re: SW 1st St. Apartments SP 2029

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. The development is exempt from impact fees based on the neighborhood park and trail impact fee benefit area map.
2. An outdoor recreation plan needs to be submitted for review that include location of a tot lot, ½ court basketball court, swing and spring toys or equivalent.
3. Spring Snow Crabapple is susceptible to scab and fireblight. Please substitute with Professor Sprenger Crabpple, Sugar Tyme Crabapple, or Donald Wyman Crabapple.
4. Street tree spacing needs to comply with city standards. This includes parking areas and internal roads of the development.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

**PUBLIC WORKS AND
UTILITIES DEPARTMENT**



MEMORANDUM

Date: June 14, 2003

To: Greg Czaplewski

cc: Ben Higgins, Nicole Fleck-Tooze, Dennis Bartels

From: Devin Biesecker

Subject: *SW 1st Street Apartments*

Below are Watershed Management's comments on the SW 1st Street Apartments Special Permit. Comments are based on a three-sheet plan set stamped June 26, 2003 by the Planning Department.

1. This development is in the 100 year floodplain which serves as storage area for the floodwaters of Salt Creek. To reduce potential impacts to downstream landowners from higher water velocities and water surface elevations, the concept of compensatory storage (the balancing of cut and fill) should be used for this site.
2. The plan shows a majority of the tree mass to the west of the apartment complex will remain, with only a few trees being removed for the construction of the parking area. To ensure that this habitat along Salt Creek is not removed by future development or during construction, a conservation easement should be obtained for the remaining tree mass.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Greg Czaplewski

DATE: July 2, 2003

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: SW 1st Apartments
SP #2029

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the special permit application for the proposed development with the following items noted:

- I-1 zoning is located directly south of the proposed apartment complex. According to the site plan and taking into account the required front yard for the I-1 zoning district, the proposed apartment complex is located within approximately 125 feet to any business/industry in the I-1 zone. Historically the LLCHD has advocated against locating residential population adjacent to industrial zone because of the potential for exposure to hazardous chemicals and/or materials. The LLCHD recommends at least a 300 foot buffer between residential populations and industrial zoning. This recommendation could be met by modifying the existing site plan to locate the proposed apartment complex further north while relocating the access road to the parking lot south of the apartment complex.
- A rail line is located approximately 385 feet from the proposed apartment complex. Trains are known to carry hazardous chemicals/materials in large quantities. The LLCHD does have concerns regarding the possibility of hazardous materials incidents involving trains with residential populations in relative close proximity.
- Noise pollution is also a concern when locating residential populations adjacent to industrial zoning. Lincoln Municipal Code (LMC) 8.24 Noise Control Ordinance does address noise pollution by regulating source sound levels based upon the receiving land-use category or zoning. However, the LLCHD does have significant case history involving residential uses and abutting industrial uses in which the industrial source does comply with LMC 8.24, but the residential receptors still perceive the noise pollution as a nuisance.

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Richard J Furasek

To: Gregory S Czaplewski/Notes@Notes

07/08/2003 02:42 PM

cc:

Subject: SW 1st Street Apartments

Upon review of the special permit # 2029, I could find no fire hydrants but see a water main in the plan. I hope that fire hydrants will be added to provide sufficient water for our use.

Richard J. Furasek

Assistant Chief Operations

Lincoln Fire & Rescue

1801 Q Street

Lincoln Ne. 68508

Office 402-441-8354

Fax 402-441-8292

LOWER PLATTE SOUTH
NATURAL RESOURCES DISTRICT



3125 Portia St., Box 83581, Lincoln NE 68501-3581
(402) 476-2729 • FAX (402) 476-6454
www.lpsnrd.org

Memorandum

Date: July 2, 2003
To: Greg Czaplewski, Planning Dept.
From: *SS* J.B. Dixon, Stormwater Specialist, Lower Platte South Natural Resources District
Subject: SW 1st St. Apartments, S.P. #2029

I have reviewed the plans of the project above. Due to the size of land disturbance for this project, an NPDES Permit will need to be submitted to our office.

It is important to look at all possibilities to limit the size of the footprint of required fill in the floodplain. Any potential on-site practices to offset the impacts of such fill would be welcomed.

If you have any questions, feel free to call.

JBD/jbd

Pc: File

Brian Carstens